

PART 1 – POLICY OPERATION

Owner	Planning and Sustainability
Implementation	September 2022
Next Review	September 2026

Policy Development and Purpose

This Policy has been prepared under Part 2 Division 2 of the Deemed Provisions of the City of Wanneroo’s District Planning Scheme No. 2 (DPS 2).

The purpose of this Policy is to:

- Provide guidance to land developers, consultants, the community and contractors as to the type of permanent and temporary assets that the City will consider within the foreshore reserve; and
- Guide the location of proposed assets relative to the projected onset of coastal processes as calculated in accordance with State Planning Policy 2.6 Coastal Planning (SPP 2.6).

This policy applies to all future works proposed within the coastal foreshore reserve, as demarcated in the Metropolitan Region Scheme and in accordance with identified coastal vulnerability timeframes. It is to be considered by applicants, Administration and Council in the assessment and determination of:

- Structure Plans;
- Foreshore Management Plans;
- Asset Management Plans;
- Coastal Hazard Risk Management & Adaptation Plans;
- Development Applications; and
- City of Wanneroo coastal projects, maintenance and infrastructure upgrades.

This policy does not override the requirements under relevant legislation; state planning policies; approved management plans; approved district plans; or approved structure plans unless specifically authorised from the relevant authority.

Policy Objectives

The objectives of this policy are to:

Theme	Objective
Community	<ol style="list-style-type: none"> 1. Maintain a high level of coastal foreshore amenity for current and future residents. 2. Provide coastal foreshore and access points at safe swimming beaches. 3. Deliver accessible and user-friendly facilities and spaces that enable healthy lifestyles.

Engineering	4. Encourage innovative asset designs through a combination of permanent facilities and temporary, relocatable structures that fulfil a short-term purpose.
Environment	5. Conservation of natural assets and ecological values. 6. Allow for the natural movement of sediment and beach restructuring over the 100 year planning timeframe.
Health & Wellbeing	7. Provide for a range of coastal foreshore uses that encourage physical activity and connectivity with the natural environment.
Climate Change	8. Recognise the impacts of climate change through informed planning. 9. Provide sustainable coastal infrastructure that is designed and located with consideration to sea level rise projections.

Relationship to Other Policies, Guidelines and Documents

This Policy complements SPP 2.6, the State Coastal Planning Policy Guidelines, the Western Australian Planning Commission’s (WAPC) Coastal Planning and Management Manual and the WAPC Coastal Hazard Risk Management and Adaptation Planning Guidelines and are to be considered in conjunction with these documents. The following City of Wanneroo policies and documents should also be considered in unison with this policy:

- Coastal Management Plan (2021)
- Coastal Hazard Risk Management and Adaptation Plan
- Foreshore Management Plan Guidelines;
- Environmental Management Plan Guidelines;
- Local Planning Policy 4.2: Structure Planning;
- Local Planning Policy 4.3: Public Open Space;
- Local Planning Policy 4.4: Urban Water Management; and
- WD 13C Land Development Landscape Submission Process and Requirements.

It should be noted that all definitions in this Coastal Assets Policy are as per SPP 2.6 unless stated otherwise.

PART 2 – GENERAL POLICY PROVISIONS

1.0 Delineation of Coastal Nodes

- 1.1 The City will not consider coastal development within the foreshore reserve unless the coastal node has been designated as either a local, district or regional coastal node in:
- An adopted Coastal Management Plan (CMP);
 - An agreed Structure Plan; or
 - Specified in a Council adopted Foreshore Management Plan (FMP).
- 1.2 Where the coastal node classification has not yet been defined in an endorsed CMP, Local or District Structure Plan or FMP, the City will determine the proposed node classification based on an assessment of the following information to be provided by the applicant:
- 1.2.1. Population projections for the Local, District and Regional catchment area at the time of handover to the City at full build out;
 - 1.2.2. Assessment of beach safety through a Coastal Aquatic Risk Assessment (CARA) and a beach safety signage audit to be provided at the applicant's cost for their management area to the satisfaction of the City;
 - 1.2.3. Hazard mapping of the subject area illustrating the location of proposed and current assets relative to the projected onset of coastal processes over a 100-year planning timeframe. Vulnerability timeframes to be depicted in increments of 30 years, 50 years, 75 years and 100 years from the foreshore development's estimated date of completion;
 - 1.2.4. Proximity to established coastal nodes within the City and the classification of those nodes; and
 - 1.2.5. Proximity to future coastal node locations endorsed by the City through a CMP, LSP or FMP.
- 1.3 Proposed beaches or foreshore access points that correspond with an Australian Beach Safety and Management Program Rating (ABSAMP Rating) of 'Highly Hazardous' or 'Extremely Hazardous' as determined in the CARA, will not be considered by the City.

2.0 Permanent Assets

- 2.1 The City will approve a proposal for permanent assets at local, district and regional coastal nodes where it is consistent with the list of acceptable assets in Schedule 1, and the City has approved the following information:
- 2.1.1. List of all proposed and pre-existing natural and built assets within the foreshore reserve;
 - 2.1.2. A detailed design report for each asset in accordance with Schedule 3, as required by the City;
 - 2.1.3. An asset management plan for each proposed asset in accordance with best practice;
 - 2.1.4. Whole-of-life costs for each asset;

- 2.1.5. A Construction Management Plan, including construction inspection hold points, for each asset as required by the City;
 - 2.1.6. Considers the integration and/or retention of natural assets; and
 - 2.1.7. Adaptation plan for each asset over a 100 year planning timeframe.
- 2.2 The City encourages innovation and will consider a proposal for an asset that differs from the items set out in Schedule 1, where it satisfies the following criteria:
- 2.2.1. The proposed location of the asset has a coastal vulnerability timeframe that is equal to or greater than the asset's structural lifespan;
 - 2.2.2. There is demonstrable increased demand for additional infrastructure due to a high density of residential dwellings being proposed within the walkable catchment of the foreshore reserve that is supported by a cost-benefit analysis provided by the proponent;
 - 2.2.3. The City does not consider the asset to be disproportionate for a local, district or regional coastal nodes based on Schedule 1 and SPP 2.6;
 - 2.2.4. A best industry practice asset management plan has been approved by the City; and
 - 2.2.5. The whole of life costs have been approved by the City.
- 2.3 Asset materials must be salt, rust resistant and marine grade and generally restricted to recycled plastics (or similar), concrete and metals (aluminium or stainless steel) and composite materials (fiber reinforced plastic) suitable to the coastal environment, unless otherwise agreed to by the City.
- 2.3.1. All stainless-steel fixtures and fittings, internal and external should be electropolished to enhance corrosion resistance, unless agreed to by the City.
 - 2.3.2. Make use of local resources and materials that are robust, recycled/recyclable, and environmentally sound.
- 2.3 The provision of universal access and facilities should be supported by an Access Report or as per the advice of an Accessibility Consultant, unless otherwise agreed to by the City, and should be located in areas with regard to the topography of the land.
- 2.4 The requirement for car park lighting will be assessed on a site-by-site basis, as agreed to by the City. Where assessed as required, the provision of car park lighting shall be designed and constructed in accordance with industry best practice (i.e. AS1158).
- 2.5 The requirement to install security gate(s) to control access to car parks located within the foreshore reserve will be assessed on a site-by-site basis, as agreed to by the City. Where assessed as required, the provision of security gate(s) shall be designed and constructed to the City's standards and specifications.

3.0 Adaptation Planning for Permanent Assets

- 3.1 All proposed and existing asset within the foreshore reserve must be delivered in accordance with the vulnerability assessment identified in the City's approved Coastal

Hazard Risk Management and Adaptation Plan.

- 3.2 All proposed and pre-existing permanent assets within the foreshore reserve require an adaptation plan over the 100-year planning timeframe. The adaptation plan is calculated from the estimated date of the foreshore development's completion of works.
- 3.2.1 The adaptation plan should be consistent with the City's approved Coastal Hazard Risk Management and Adaptation Plan.
- 3.3 The risks associated with the location of each permanent asset are to be sufficiently addressed through the adaptation options of 'Planned or Managed Retreat' or 'Avoid'.
- 3.4 It is the applicant's responsibility to identify viable relocation sites for all proposed permanent assets with an adaptation plan of 'Planned or Managed Retreat'.
- 3.5 In instances where the applicant requests consideration of alternative adaptation options such as 'Accommodate' or 'Protect', the City will consider these under the following circumstances:
- 3.5.1. The foreshore development site is abutting an established residential community or commercial area that may be impacted by coastal processes within 100 years; and
- 3.5.2. The asset is pre-existing and of high community value or heritage significance.

4.0 Temporary Assets

- 4.1 Temporary assets will be considered at local, district and regional coastal nodes where applicable in Schedule 1 and to the City's satisfaction, there is sufficient community demand for a temporary asset at the proposed location and the City has been provided the following information:
- 4.1.1. Proximity to established businesses or temporary assets of a similar function within the local area;
- 4.1.2. Current population data and demographics of the local catchment;
- 4.1.3. Population projection for the duration of the asset's proposed period of approval; and
- 4.1.4. Estimated timeframe for the construction of permanent assets of a similar function within the local area.

5.0 Conditions of Approval for Temporary Asset Proposals

- 5.1 The temporary asset conditions of approval in Schedule 2 are to be determined in consultation with the City on a case by case basis and with due consideration for the following:
- 5.1.1. The site location of the proposed temporary asset and associated infrastructure has a coastal vulnerability timeframe that is equal to or greater than the duration of the asset's time-limited approval; and
- 5.1.2. Construction and removal of the proposed asset does not undermine significant environmental values within the foreshore reserve.

- 5.2 It is the applicant's responsibility to ensure that the community is aware of the asset's temporary nature and that the City of Wanneroo does not own or manage the asset. This shall be fulfilled through public signage and additional arrangements to the City's satisfaction.
- 5.3 Infrastructure associated with temporary assets such as lighting and pathways are to be temporary in nature. It is the applicant's responsibility to remove all supporting infrastructure upon cessation of the asset's use unless otherwise agreed with the City.
- 5.4 It is the applicant's responsibility to remediate the site and install landscaping in accordance with the approved landscaping plans and/or revegetation in accordance with a Revegetation Management Plan for the site upon cessation and removal of the asset. The site must then be maintained by the applicant for a period of two years.

6.0 Surf Life Saving Facilities

- 6.1 Proposed surf lifesaving facilities will be considered by the City in accordance with Schedule 1.
- 6.2 As per Schedule 1, a temporary Surf Life Saving (SLS) outpost may be considered at local and district beaches in lieu of a permanent facility or in locations where short term beach usage is forecast to reach a level that warrants this facility.
- 6.3 All temporary and permanent surf life saving facilities requires the support of both the City and Surf Life Saving Western Australia (SLSWA).

7.0 Playground Equipment

- 7.1 The City will accept a proposal for a playground within foreshore parkland that satisfies the following criteria:
- 7.1.1. The playground does not exceed the total number of items allowed in accordance with Schedule 1;
 - 7.1.2. The playground provides opportunities for physical and creative play;
 - 7.1.3. The playground accommodates different age groups;
 - 7.1.4. The playground complies with the City's safety requirements;
 - 7.1.5. The playground provides play opportunities for all abilities to participate;
 - 7.1.6. Whole-of-life costs for play equipment items have been approved by the City; and
 - 7.1.7. An asset management plan for play equipment items in accordance with best industry practice have been approved by the City.

8.0 Maintenance and Handover of Foreshore Parkland and Assets

- 8.1 The City will accept handover of the foreshore after 5 years from practical completion,

subject to the following:

- 8.1.1. The City being satisfied that the maturity of vegetation, density of planting, species selection and standard of infrastructure are consistent with that specified in the landscaping plan approved by the City, as being acceptable for handover to the City;
 - 8.1.2. Prior to handover, the developer maintains the parkland to the same standard¹ as it would otherwise be maintained by the City post-handover, including the tapering-off of vegetation from irrigation to ensure long-term survival. This can be demonstrated by proof of watering schedules from water meters;
 - 8.1.3. The developer providing the City with annual metered bore water usage data for any irrigated POS during the term of their maintenance period, to demonstrate compliance with the water licence allocation for that area;
 - 8.1.4. The developer providing the City with as-constructed drawings and asset management data and relevant Structural certification and any testing certificates for the foreshore and any facilities/infrastructure contained therein, in accordance with Schedule 3;
 - 8.1.5. Where there are outstanding conditions imposed under the *Environmental Protection and Biodiversity Conservation Act 1999* that require ongoing maintenance of any component of the foreshore, the developer is to enter into an agreement with the City for access to the site for maintenance purposes; and
 - 8.1.6. The developer engaging an independent playground auditor to undertake a risk assessment audit of playgrounds or play areas and undertaking any remedial work required as a consequence, where in the City's opinion the playground or play area does not fall within the Australian Standards.
- 8.2 Should the conditions of clause 8.1 not be met, the maintenance period will be reviewed and an additional period of developer maintenance may be required until such time as the conditions detailed in clause 8.1 have been met to the satisfaction of the City.
- 8.3 The City may consider the handover of the foreshore in a staged approach, if:
- 8.3.1. Each stage has been managed for a minimum of 5 years from Practical Completion (PC);
 - 8.3.2. The boundary of each stage is clearly delineated, is easily identifiable on site and all infrastructure within the stage is self-contained and not dependent on or connected to other stages;
 - 8.3.3. Each stage has its own bore or where a bore covers multiple stages then all stages connected to that bore must be handed over once all stages have been maintained for a minimum of five years from PC;
 - 8.3.4. The City is satisfied that the maturity of vegetation, density of planting and species selection meets completion criteria or is of a satisfactory standard;
 - 8.3.5. The standard of infrastructure is acceptable to the City; and
 - 8.3.6. All other handover requirements are met in accordance with the City's relevant policies.
- 8.4 The City will not accept handover of foreshore parkland during the months of November to March (inclusive). Where necessary, the developer maintenance term shall be extended to avoid handover dates during this period.

9.0 Consultation

- 9.1 Applicants shall consult with the City regarding the planning and development of coastal assets at all stages of the planning process to ensure that the requirements of this policy are adequately met.
- 9.2 Where applicable, the proponent should provide evidence of consultation with end users (the community) to ensure that demand for the coastal assets being proposed is reflected in the demographics of the surrounding community.

¹ The standard acceptable to the City at handover shall be specified in the landscape plans lodged as a condition of subdivision and subsequently agreed by the City at the time of approving the landscape plans for the parkland.

Definitions

Accommodate: Identified risks are suitably addressed through asset design and/or management strategies that render the risks from the identified coastal hazards acceptable.

Avoid: Means that the asset is not proposed within an area identified to be affected by coastal hazards over the 100 year planning timeframe.

Foreshore parkland: Land within the foreshore reserve, used or intended for use for recreational purposes by the public and includes parks, public gardens and playgrounds

Foreshore reserve (coastal foreshore reserve) : is the area of land on the coast set aside in public ownership to allow for likely impacts of coastal hazards and provide protection of public access, recreation and safety, biodiversity and ecosystem integrity, landscape, visual landscape, indigenous and cultural heritage (WAPC, 2013a)

Planned or Managed Retreat: The location of the proposed asset may be impacted by erosion and/or inundation during its structural lifespan. A relocation site is proposed to manage the retreat of the asset prior to the physical impact of coastal processes.

Overprovision: A proposed asset that is deemed excessive to its associated beach type.

Permanent asset: A tangible piece of infrastructure that is constructed in a location that will not be impacted by projected coastal processes for the duration of its structural lifespan. A permanent asset has a long term community demand.

Protect: Works are implemented for areas where there is a need to preserve the foreshore reserve, public access and public safety, property and infrastructure that is not expendable. Protection works are to be considered when all other adaptation options are deemed unfeasible.

Temporary asset: An asset that fulfils a short-term community demand and as such has a predefined timeframe for relocation or removal.

Schedule 1
COASTAL NODE HIERARCHY

Main Role/Function		Acceptable Permanent assets within foreshore parkland	Location of Parkland and Permanent Assets	Acceptable Permanent assets located outside of foreshore parkland	Location of permanent assets outside of foreshore parkland	Acceptable temporary assets
Local Coastal Node	Local coastal nodes are utilised by people living close by and are often accessed by foot or bicycle, as well as by car. Local beaches usually have very few facilities and infrastructure, and generally record relatively low rates of use (WAPC, 2020).	<ul style="list-style-type: none"> • 2x bench seating • 1x outdoor shower • 1x drinking fountain • 1x picnic table • 1x lookout shelter • 2-3x beach access points • 1x barbecue • 1x bike rack • 4x play equipment items or nature play with sand or mulch soft fall where applicable 	<ul style="list-style-type: none"> • Foreshore parkland and permanent assets at local beach to be placed at 50 year vulnerability line or landward of this location 	<ul style="list-style-type: none"> • Car park (30 - 70 bays) • Dual use pathway • Emergency vehicle access 	<ul style="list-style-type: none"> • Car park: 50 year vulnerability line or landward of this location. • Dual use pathway: 30 year vulnerability line or landward of this location. 	<ul style="list-style-type: none"> • Cafe • SLS Outpost (as per section 7)

Coastal Assets

Main Role/Function		Acceptable Permanent assets within foreshore parkland	Location of Parkland and Permanent Assets	Acceptable Permanent assets located outside of foreshore parkland	Location of permanent assets outside of foreshore parkland	Acceptable temporary assets
District Coastal Node	District coastal nodes are used by people living within the vicinity and are generally accessed by foot, bicycle and car. They may have some recreational attractions in addition to the natural beach. Appropriate facilities include car parks, cycle racks, toilets, showers and a kiosk. District beaches usually have a range of basic facilities, commercial activities and uses. (WAPC, 2020).	<ul style="list-style-type: none"> • 4x bench seating • 2x outdoor shower • 2x drinking fountain • 2x picnic table • 2x lookout shelter • 1x playground • 1x public ablutions • 1x change room • 3-4x beach access points • 3x barbecues • 2x bike rack • 6x play equipment items or nature play with sand or mulch soft fall where applicable 	Foreshore parkland at district beach to be placed at 50 year vulnerability line or landward of this location.	<ul style="list-style-type: none"> • Car park (100 bays) • Dual use pathway • SLS Outpost • Emergency vehicle access • Cafe 	<ul style="list-style-type: none"> • Car park: 50 year vulnerability line or landward of this location. • Dual use pathway: 30 year vulnerability line or landward of this location. 	<ul style="list-style-type: none"> • Community facility • SLS Outpost (as per section 7)

Main Role/Function		Acceptable Permanent assets within foreshore parkland	Location of Parkland and Permanent Assets	Acceptable Permanent assets located outside of foreshore parkland	Location of permanent assets outside of foreshore parkland	Acceptable temporary assets
Regional Coastal Nodes	Regional coastal nodes attract numbers of people from the local area and region. They should provide large capacity car parks, cycle tracks, toilets, showers, a cafe, parkland, lifesaving facilities and shade. Regional beaches have a relatively high level of facilities, infrastructure, commercial development and use (WAPC, 2020).	<ul style="list-style-type: none"> • 6x bench seating • 4x outdoor showers • 3x drinking fountain • 4x picnic table • 4x lookout shelter • 2x public ablutions • 2x change rooms • 4-5x beach access points • 5x barbecues • 4x bike racks • 8x play equipment items or nature play with sand or mulch soft fall where applicable • Adult changing facility where applicable 	Foreshore parkland at regional beach to be placed at 30 year vulnerability line or landward of this location.	<ul style="list-style-type: none"> • Car park (250 bays) • Dual use pathway • Emergency vehicle access • Cafe • Community facility • Surf life saving club 	<ul style="list-style-type: none"> • Car park: 50 year vulnerability line or landward of this location. • Dual use pathway: 30 year vulnerability line or landward of this location. • Cafe: 60 year vulnerability line or landward of this location. 	<ul style="list-style-type: none"> • Nil

Schedule 2

TEMPORARY ASSET CONDITIONS OF APPROVAL

1.	This approval is valid from the date of this approval until (<i>insert date</i>). Any subsequent application for approval of an Unlisted Use shall be submitted at least 4 weeks prior to the expiry of this approval. If a new application is not made by this time then the Unlisted Use shall immediately cease operation on (<i>insert date</i>).
2.	Upon cessation of the Unlisted Use as referred to in Condition 3, the proponent is required to remove all materials associated with the development within 30 days, to the satisfaction of the City of Wanneroo.
3.	Upon cessation of the Unlisted Use as referred to in Condition 3, the proponent is required to remediate the site and install landscaping in accordance with the approved landscaping plans and/or revegetation in accordance with a revegetation management plan for the proposed site, to the satisfaction of the City of Wanneroo. The site must then be maintained for a period of 2 years.
4.	Installation of any lighting shall be temporary in nature, shall not spill on to adjoining properties and shall be removed upon cessation of the approval as referred to in Condition 3, to the satisfaction of the City of Wanneroo.
5.	The applicant shall make arrangements, in the form of a sign on site or other arrangements to the satisfaction of the City of Wanneroo, to ensure that surrounding residents and users of the Unlisted Use are advised that the approval is temporary in nature and is not owned or operated by the City of Wanneroo.

Schedule 3

ASSET CONDITIONS OF APPROVAL

1.	An asset management plan provided by the applicant should include the process for reporting and capturing asset data in accordance with A-SPEC requirements to be included on the City's asset register.
2.	The developer to provide asset management data in accordance with the A SPEC requirements, including: <ul style="list-style-type: none">• B-SPEC – A common specification outlining the details of building asset data that is to be supplied in a machine readable format;• D-SPEC – A common specification outlining the details of stormwater drainage and Water Sensitive Urban Design (WSUD) asset data that is to be supplied in a machine readable format;• O-SPEC – A common specification outlining the details of assets within open space and recreation reserves that is to be supplied in a machine readable format; and• R-SPEC – A common specification outlining the details of assets within a road reserve that is to be supplied in a machine readable format.
3.	A detailed design report provided by the applicant should include design drawings for each proposed asset, materials used, consideration of coastal processes and vulnerability timeframes, geotechnical reports, and structural design specifications.